

TOWN OF EAST WINDSOR  
Planning and Zoning Commission

Public Hearing #1455  
June 14, 2005

Draft Document - Subject to Commission Approval

The meeting was called to order at 7:33 P. M. by Chairman Guiliano in the Meeting Room of the Town Hall, 11 Rye Street, Broad Brook, CT.

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members (Filipone, Gowdy, Guiliano, and Saunders) and two Alternate Members (Kehoe and Ouellette) were present. Regular Member Rodrigue and Alternate Member Tyler were absent. Chairman Guiliano noted Alternate Commissioner Kehoe will sit in on any new hearings/applications this evening. Also present was Town Planner Whitten.

ADDED AGENDA ITEMS:

Town Planner Whitten requested the addition of an Application for the Town of East Windsor Public Works for Site Plan Approval for the construction of a salt shed for the East Windsor Public Works facility at 6 Woolam Road.

RECEIPT OF APPLICATIONS:

The receipt of the following Applications was read by Chairman Guiliano:

- 1) Application of TRI-KR Realty LLC for Modification of Approved Site Plan - for the expansion of existing storage parking area; construction of retaining wall, and 9,725 square foot of paved storage parking at 16 Shoham Road. [M-1 Zone; Map 6, Block 17, Lot 3].
- 2) Application of Stace Welding for Administrative Site Plan Review to allow the construction of a 13.5' x 32' storage addition to a commercial building at 100 Newberry Road. [M-1 Zone; Map 15, Block 19, Lot 13].
- 3) Application of Connecticut Restaurant Associates, Inc., DBA Goodfellas for a Special Use Permit/Sale of Alcohol in connection with renovation of restaurant located at 110 Main Street, Broad Brook. [B-1 Zone; Map 37, Block 37, Lot 8A].
- 4) Application of East Windsor Public Works for Site Plan Approval for the construction of a salt shed for the East Windsor Public Works facility at 6 Woolam Road. [A-1 Zone Map 34, Block 34, Lot 1].

5) Application of M & L Development Corp. for a Zone Change from TZ5 to SDD for property located at 94 South Main Street, owned by Dorothea E. Wilson and John L. & Daniel F. Burnham. [Map 28, Block 5, Lots 46, 47, & 48].

6) Application of Peter G. Alberici for Site Plan Approval for automobile dealership (A.C.I.) located at 22 Thompson Road, owned by James J. Gessay & Robert A. Ludwig. [M-1 Zone; Map 15, Block 19, Lot 111B].

7) Application of Eastern Power Sports for Site Plan Approval for a used car dealer license located at 191 South Main Street, owned by LCC Partnership and Southern Auto Sales, Inc. [B-1 & A-1 Zones; Map 34, Block 2, Lots 1, 2, 3, & 4].

#### LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, June 2, 2005, and Thursday, June 9, 2005, was read by Secretary Saunders:

1) Application of Plantation Properties, LLC for a Zone Change from A-1 to M-1 for a 0.7 acre portion of property located at 47 Plantation Road. [Map 40, Block 49, Lot 7A].

PERFORMANCE BONDS - ACTIONS; PERMIT EXTENSIONS - Wingate Inn - Request for one-year extension of the Special Use Permit for the proposed Wingate Inn & Day Spa, 48 & 53 Prospect Hill Road (expires 7/13/05):

Chairman Guiliano read the description of this item of business. He noted receipt of letter dated 5/25/2005 from J. R. Russo & Associates requesting a one-year extension through July 13, 2006 for the Application k/a Wingate Inn. Mr. Ussery, of J. R. Russo & Associates, speaking from the audience, noted they have taken on partners and are in the process of modifying the plan to include an outside swimming pool. They have purchased the flower shop next door, but Mr. Ussery didn't feel that would be part of this property. They have contacted staff with regard to a pre-construction meeting. Town Planner Whitten suggested she felt they anticipate beginning construction this Summer.

MOTION to APPROVE a one year extension from July 13, 2005 to July 15, 2006 for the beginning of construction for the Special Permit/Site Plan Approval application of 53 Prospect Hill Road, LLC (aka Wingate Inn) for construction of a 4 story, 95 room hotel and associated parking and site improvements at 49 and 53 Prospect Hill Road, on property rezoned from M-1 to HIFZ as shown on Assessors Map 12, Block 14, Lots 11, 12, & 13.

Gowdy moved/Saunders seconded/VOTE: In Favor: Unanimous

OTHER BUSINESS: Edward Howell, Warehouse Point Fire District - Temporary Liquor Permit for annual carnival, July 21 - 23, 2005, at 89 Bridge Street. [B-1 Zone; Map 1, block 12, Lot 2]:

Chairman Guiliano read the description of this item of business. Appearing to discuss this Application for a Temporary Liquor Permit was Edward Howell, of the Warehouse Point Fire Department.

Chairman Guiliano queried if there were any changes from last year's request? Mr. Howell reported the carnival would be held only Thursday, Friday, and Saturday this year. Commissioner Filipone questioned if they planned to have the same basic layout? Mr. Howell replied affirmatively. Commissioner Filipone questioned if the church expansion was there last year; Chairman Guiliano replied affirmatively. Commissioner Gowdy questioned if they planned to hire police officers, etc.? Mr. Howell replied affirmatively.

Chairman Guiliano questioned Town Planner Whitten if there had been any complaints made to the town last year; Town Planner Whitten replied not to her knowledge.

MOTION: To APPROVE the Application of Edward Howell, Warehouse Point Fire District - Temporary Liquor Permit for annual carnival, July 21 - 23, 2005, at 89 Bridge Street. [B-1 Zone; Map 1, block 12, Lot 2].

Gowdy moved/Kehoe seconded/VOTE: In Favor: Unanimous

CONTINUED HEARING: Rya Corporation - 9-lot resubdivision and Special Use Permit for one rear lot, located on East Road (Hemlock Court, Phase II), owned by Louis C. Meyers [R-3 Zone; Map 10, Block 77, Lot 5] (Deadline to close hearing 6/14/05):

Chairman Guiliano turned the Chair of the Meeting over to Vice Chairman Filipone; Commissioner Guiliano would then be voting on this Application.

Vice Chairman Filipone read the Hearing description. Appearing to discuss this Application was Eric Wagner, of Greg Blessing Associates.

Mr. Wagner reported they have added the temporary cul-de-sac to the plans, and at the reconstruction of East Road they will keep within the right-of-way. Mr. Wagner reviewed the maps showing the phases of construction. Mr. Wagner noted they will reconstruct East Road to provide sight lines of 400' to the north and 600' to the south.

Vice Chairman Filipone noted Town Engineer Norton has approved the request of the waiver of the use of concrete pipe via his memo dated 6/9/2005. He noted the Applicant is also looking for waivers of sidewalks and the use of cape cod curbs rather than granite.

With regard to Hemlock Drive, Mr. Wagner reported the long-term plan is to connect the two ends of Hemlock Drive when the gravel operation is completed. Commissioner Guiliano suggested that may never happen. He suggested the Commission is requesting the addition of a cul-de-sac on this phase because they don't know how long the next phase will be, or when the gravel operation will close; the bottom could fall out tomorrow. Town Planner Whitten noted she has spoken with Fire Marshal Simpkins who has suggested naming one of the roads

Hemlock Drive East. Mr. Wagner suggested that if the bottom falls out of the market they can put the cul-de-sacs in then. Town Planner Whitten noted that doesn't solve the problem of identification for emergency vehicles. Mr. Wagner concurred that they could change the street name.

Vice Chairman Filipone questioned if the numbers of the street locations are available? Mr. Wagner felt they had not been assigned yet. Town Planner Whitten suggested they will work on the numbering system. Vice Chairman Filipone suggested making one end of the road high numbers and the other end low numbers

Vice Chairman Filipone questioned if the waiver for the curbing was requested due to the cost or something else? Mr. Wagner indicated it was to be consistent with the curbing in phase one, but he didn't know why it was done if phase one. Commissioner Guiliano questioned how that curbing was working out? Town Planner Whitten indicated she didn't know. Commissioner Gowdy suggested it was working well with Azalea Court; he felt one of the reasons is for emergency access, it's easier to get over, and he felt it looks better. Mr. Wagner suggested it was also used for Brookside Court across the street. Commissioner Gowdy questioned how many projects in town have granite curbs? Town Planner Whitten suggested cape cod curbing was better for the critters for navigation, although she indicated she wasn't saying there are any critters in this project. It's being used in Newberry Court.

Commissioner Ouellette questioned the drainage on Hemlock Court West, will it also be collected? There is a low spot in the road; will all drainage be collected there? Mr. Wagner suggested the run off is going into a basin designed for a 100-year storm; he noted there are actually two drainage basins in this project. Commissioner Ouellette questioned if the grades will affect the abutters property, and any plan they might have to develop that property across the street? Mr. Wagner suggested they have a lot of frontage over there. Commissioner Gowdy felt the parcel across the street can't be developed; he felt they sold the development rights to the State for farm preservation.

Discussion continued regarding the renaming of the two branches of Hemlock Court.

Vice Chairman Filipone noted receipt of letter dated 6/3/2005 from CRCOG indicated they have found no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Vice Chairman Filipone referenced the letter received from the North Central Health District (NCHD); he indicated that it didn't actually say this project is approved. Town Planner Whitten noted this was discussed at staff meetings, Mike Carona (NCHD) had no concerns or comments. Mr. Wagner indicated that in his dealings with Mr. Carona he would tell them if there were things that needed to be changed; he felt this letter was saying he didn't see anything wrong. Commissioner Gowdy questioned if he did the soil test? Mr. Wagner suggested it was someone from Mr. Carona's office. Town Planner Whitten suggested this is Mr. Carona's standard letter; he needs a Site Plan for review.

Commissioner Ouellette questioned Town Planner Whitten's staff comment regarding no response from her referral to the Town of Ellington. Town Planner Whitten indicated that she

has not received anything from Ellington and the statutory time limit has expired; no comments is an approval.

Vice Chairman Filipone questioned if the lighting would be the same as the other phase? Mr. Wagner replied affirmatively.

Vice Chairman Filipone questioned if the Fire Marshal had any comments? Town Planner Whitten suggested he would like to see the temporary cul-de-sac, and the change of the street name; he had no other comments.

Commissioner Gowdy indicated he still had concerns with the height of the lights? Commissioner Guiliano noted they have approved the same lights in the other phase. Commissioner Gowdy questioned if they were adding any landscaping for the back piece? Mr. Wagner suggested the have added screening along the rear lot and street trees have been added as in phase one.

Commissioner Guiliano questioned if the pie-shaped piece was staying? Mr. Wagner replied affirmatively; it's stockpiled soil. Commissioner Guiliano questioned how long the stockpiles would remain? Town Planner Whitten noted the last extension for the gravel pit expires in August, 2005.

Vice Chairman Filipone questioned if the open space had been addressed? Town Planner Whitten felt it was part of the original subdivision.

Vice Chairman Filipone queried the audience for comments; no one requested to speak.

**MOTION:** To CLOSE the Public Hearing on the Application of Rya Corporation for a 9-lot resubdivision and Special Use Permit for one rear lot, located on East Road (Hemlock Court, Phase II), owned by Louis C. Meyers [R-3 Zone; Map 10, Block 77, Lot 5] .

Gowdy moved/Guiliano moved/VOTE: In Favor: Unanimous

**MOTION TO APPROVE** waiver of Section 6.1.5 to reduce the width of pavement to conform with the width of pavement in Phase I.

**DISCUSSION:** Commissioner Guiliano felt the pavement was originally reduced to 24' from 26' in Phase I, and he felt the Commission did that because of the curbing. Town Planner Whitten suggested the width was originally 28'. Commissioner Guiliano felt the Commission reduced the width because of the curbing. Commissioner Gowdy couldn't recall that discussion. Town Planner Whitten suggested it was 28' wide pavement with Cape Cod curbing; the pavement is outside of that.

Gowdy moved/Guiliano seconded/VOTE: In Favor: Unanimous

**MOTION TO APPROVE** waiver of Section 6.3 to eliminate sidewalks as no other sidewalks exist in the area.

Gowdy moved/Guiliano seconded/VOTE: In Favor: Unanimous

MOTION TO APPROVE waiver to replace concrete piping with high-density polyethylene (HDPE) for drainage

Gowdy moved/Guiliano seconded/

VOTE: In Favor: Gowdy/Guiliano/Kehoe/Saunders

Opposed: Filipone

Abstained: No one

MOTION TO APPROVE the application of owner Rya Corporation for a 9-lot subdivision (10 lot total) and Special Use Permit for one rear lot at property described as Assessor's Map No. 10, Block No. 77, Lot No. 5. This approval is granted subject to conformance with the referenced plans (as may be modified by the conditions) and the following conditions of approval:

Referenced Plans:

"Resubdivision Plan Hemlock Court Phase II, East Road, East Windsor, Connecticut, Owner Myers Nursery, 18 Main St, Broad Brook, CT 06016, Applicant Rya Corporation, P.O. Box 889, Tolland, CT 06084, prepared by Gregory Blessing P.E. & Associates, 67 St. Moritz Circle, Willington CT 06279, dated 1/31/05, last revised 3/15/05:

Cover Sheet/Key Map, scale 1" = 200'

Sheet 2,3/12 Subdivision Map, scale 1" = 40'

Sheet 4,5/12 Topographic and Soils Plan, scale 1" = 40'

Sheet 6/12 Plan & Profile for Hemlock Drive

Sheet 7/12 Plan & Profile for East Road

Sheet 8,9/12 Sedimentation & Erosion Control, scale as noted

Sheet 10/12 Test Hole Data

Sheet 11,12/12 Notes & Details

Conditions, which must be, met prior to signing of mylars:

1. The applicant shall submit a paper copy of the final approved plans to the Town Planner for review and comment prior to the submission of the final mylars.
2. All mylars submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparation of the plans.
3. A warrantee deed with a legal description of boundaries and a survey A2 survey map of the proposed road dedications, easements, etc. is required to be submitted, reviewed and approved by the Town Attorney. Final mylars can not be recorded until this issue is resolved

4. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this motion shall be filed in the land records prior to the signing of the final mylars.

Conditions, which must be, met prior to the issuance of any permits:

5. Two sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set of signed fixed line mylars, Cover Sheet, Sheet 2, and 3 shall be filed with the Town Clerk by the applicant no later than 90 days after the 15 day appeal period from date of publication of decision has elapsed or this approval shall be considered null and void, unless an extension is granted by the Commission. One full set of mylars shall be filed in the Planning and Zoning Department.

6. Detailed sedimentation and erosion control plans shall be submitted with the site plan for each parcel at time of application for a zoning permit.

7. A cash (escrow) or passbook bond shall be submitted for erosion and sedimentation (E & S) control maintenance and site restoration during the construction phase of the project. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within 5 days or this permit shall be rendered null and void. The applicant's engineer shall prepare an estimated cost of the E & S controls for review by the Town Engineer. The Town Engineer shall determine the final amount of said bond.

8. Deeds for conservation easements and drainage easement must be approved by the Town and filed on the land records prior to any permits being issued. It is best if these are filed with the mylars.

9. The dip /vertical curve will need to be leveled out for proper site line. Construction on East Road must be completed prior to development of Phase II.

Conditions, which must be, met prior to certificates of compliance:

10. Iron pins must be in place at all lot corners and angle points.

11. Final Health District approval of the drinking water supply must be demonstrated.

12. The driveway must have a 15' paved apron or if weather does not permit, a bond for such submitted.

13. Final grading and seeding shall be in place, or if weather does not permit, a bond for the unfinished work be submitted.

14. All required landscaping shall be in place, or if weather does not permit, a bond for the required plantings shall be submitted.

15. Final as-built survey showing all structures, pins, driveways, final floor elevations, and grading must be submitted.
16. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all public health and safety components have been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

17. This subdivision approval shall expire (five years from the date of approval). Failure to complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time at least one month in advance of the expiration date to complete the subdivision improvements from the Planning and Zoning Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26 as may be amended from time to time. The Commission shall require proper bonding be in place prior to approval of any such extension.
18. A Zoning Permit shall be obtained prior to any the commencement of any site work.
19. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans which results in lesser impacts may be allowed subject to staff review and approval.
20. Any modifications to the proposed drainage or grading of the subdivision are subject to the approval of the Town Engineer.
21. Additional erosion control measures are to be installed as directed by Town Staff if field conditions necessitate.
22. By acceptance of this approval and conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
23. Should the property transfer ownership before all work is completed, or before a certificate of completeness is issued, the new owner must place new bonds in their name, at which time the original bond may be released.
24. South Hemlock Court will be called Hemlock Court North.
25. Reference staff comments 1 to 12 on revised memo dated June 7, 2005.

Gowdy moved/Guiliano seconded/VOTE: In Favor: Unanimous



CONTINUED HEARING: Housing, LTD LLC - 10-lot subdivision (meadow Farms) located at 93 Depot Street (including 9 single-family homes and a 44-unit Active Adult Housing complex). Property is owned by Barbara T. Hambach, Trust. [R-2 Zone; Map 20, Block 53, Lot 14]. (Deadline to close hearing 6/28/05), AND, CONTINUED HEARING: Housing, LTD LLC - Site Plan Approval/Special Use Permit for 44-unit Active Adult Housing complex (Meadow Farms) located at 93 Depot Street, owned by Barbara T. Hambach, Trust. [R-2 Zone; Map 20, Block 53, Lot 14]. (Deadline to close hearing 6/28/05):

LET THE RECORD SHOW that Vice Chairman Filipone would continue to chair these Hearings; Commissioner Guiliano would participate as a voting member. Vice Chairman Filipone read the Hearing descriptions; he noted the Commission would discuss both Applications together but would vote on each Application separately.

Appearing to discuss these Applications was Jay Ussery, of J. R. Russo & Associates, and John Reveruzzi, the Applicant.

Vice Chairman Filipone noted receipt of staff comments dated 6/7/2005 regarding creating community open space. Mr. Ussery noted they have made modifications to the plans, he referenced the Landscaping Plan, sheet 15. He noted there was considerable discussion of the interpretation of the regulation with regard to the 50% Open Space/green space located throughout the development. They are proposing 44 units; 69% to 70% of the area is proposed as lawn/green space. He felt the Commission is looking for community open space, so they have taken an area central to the development and eliminated 4 units; they have moved others around and have created a landscaped area with a water feature and walkway which goes out to the main drive, and connects to the main street. The area will be screened with deciduous and evergreen trees. The area immediately around this landscaped area will be a perennial garden. The area will be 230' long and 150' to 160' wide. Mr. Ussery referenced the data block on sheet 5, noting they are providing 70% green area/lawn; they have done this by reducing the units from 44 to 40, and reducing the density of the project to 2.8 units/acre while the regulation allows 5 units/acre.

Mr. Ussery recalled that Commissioner Gowdy was concerned with the proximity of the units; he noted they have reduced the staggering to a maximum area in the middle; the distance from deck to deck in the units ranges from 50' to 65' while the regulations allow as little as 18' between the units; these range to 20+/- feet. Mr. Ussery suggested this project is more spread out than Hillside Farms; a lot of units are set back from the street. There is space for 4 to 6 cars in the driveway. Vice Chairman Filipone felt that his comment was that the Applicant was combining a subdivision with Active Adult Housing. Commissioner Guiliano felt that basically what the Applicant was doing was calculating the green space of the yards as open space. Mr. Ussery concurred. Commissioner Guiliano suggested that if you came before the Commission as a subdivision you wouldn't calculate lawn towards the required open space for that subdivision, so why do that here? Mr. Ussery replied because the regulation allows it. Commissioner Guiliano felt it comes down to interpretation. Mr. Ussery READ AN EXCERPT FOR THE RECORD, suggesting the open space can be distributed evenly between the units. Commissioner Guiliano disagreed. Commissioner Gowdy felt Mr. Ussery's interpretation may be correct. Vice Chairman Filipone suggested they were not saying this is a bad thing, but it's

not what the Commission had in mind when they came up with the AAH Regulation. Commissioner Guiliano suggested the open space as lawn doesn't do anything for the neighborhood. Commissioner Gowdy suggested that it didn't seem like in the project to the west the units were 18' apart. Mr. Ussery suggested that project has 37 units on 9 acres and this project has 40 units on 14 acres. He indicated they have taken out units and added a central feature; that's what people want. They are living in a single-family subdivision with their neighbors without the burden of lawns and snowplowing.

Vice Chairman Filipone indicated he drove through Hillside Farms and spoke with the owners; they had no complaints on the 18' distance. Their complaint was the road width; they are always shuffling cars. Mr. Ussery suggested most of those units are closer to the road and there is only room for one car. These are set back more and have room for 2 cars in the driveway; it's a different situation. If the Commission wants he could add parking in about 3 spots but he would question that it's necessary. You have a single-family subdivision with a Town road 28' wide, which should provide room for parking on the road.

Commissioner Gowdy questioned if on the original plans they had 2 units with a shared driveway? Mr. Ussery replied affirmatively; that hasn't changed; it's a 10' width.

Commissioner Gowdy questioned if that could be wider? Commissioner Guiliano questioned why the Commission is allowing the shared driveway in the first place if people are complaining about parking in the first complex? Mr. Ussery noted there are 2 units with a shared driveway.

Vice Chairman Filipone indicated that the regulations say no shared driveways but the Commission has allowed it. Town Planner Whitten felt this section is blind to that situation; it was permitted in Newberry Village. Commissioner Saunders felt that in a community like this it isn't that bad if the driveway is wide enough. Commissioner Gowdy requested the addition of a condition that Units 1 and 3 on Farms Road have a shared driveway 20' wide. Commissioner Guiliano indicated he was not in agreement; he doesn't want a shared driveway at all.

Commissioner Saunders indicated he doesn't mind but in this situation the driveway should be 18' to 20' wide. Commissioner Kehoe suggested he didn't see any issue with a shared driveway. Mr. Ussery suggested it's been done in a number of towns with regard to shared driveways in the subdivision applications. It's not a maintenance issue; in common interest communities you have a single entity/association that takes care of that. Farms Road would be a town road and plowed by the town. Vice Chairman Filipone suggested but the community roads get plowed into the town roads and town takes it away. Town Planner Whitten noted that ..... Circle is also a shared situation and would then have to be 20'

Vice Chairman Filipone questioned if she has received the Landscape Plans? Town Planner Whitten indicated they have been submitted. Mr. Ussery noted that the plans now reference the proposed easements for the storm drainage and sight lines have been added and are shown on sheet 7. He indicated that the sight line looking back to the east is 490' to a 3 way stop sign. The speed limit on Depot Street at this location is 30 miles per hour. There are no sight line issues to the west.

Mr. Ussery noted there are 2 architectural plans with regard to this project; a single story ranch is shown on the plan and has a larger floor plan but it can be converted to a 2-story townhouse.

Vice Chairman Filipone suggested the Commission is approving the plans as submitted as a single story ranch. Town Planner Whitten noted the footprint of the ranch is 1,392 square feet,

while the townhouse has 900 square feet on the first floor and 630 square feet on the second floor.

Vice Chairman Filipone questioned what the distance was from the loop road? Town Planner Whitten felt they were conforming if you measure the loop road to the cul-de-sac. She indicated she spoke with Fire Marshal Simpkins; he would like to see a 20' x 20' turnaround there. Mr. Ussery suggested it's 400' from the intersection to the cul-de-sac.

Commissioner Guiliano questioned where the walking trails are located? Mr. Ussery suggested they are really sidewalks, and will be tied into the walking trails at Hillside Farms.

Town Planner Whitten noted Fire Marshal Simpkins requested the addition of a fire hydrant on Meadow Road; Mr. Ussery was in agreement.

Commissioner Gowdy questioned what about the ADA requirements? Mr. Ussery suggested if they build a unit for a handicapped buyer then it will meet the ADA requirements; he doesn't feel there is a requirement that all the units must be handicapped accessible. Town Planner Whitten felt it needs to meet the building codes, and if it's a single family dwelling it needs to meet those requirement, and if a person is handicapped it needs to be built as Mr. Ussery described.

Commissioner Gowdy questioned if the Water Pollution Control Authority (WPCA) is all set? Mr. Ussery indicated they have been to the WPCA. Commissioner Gowdy questioned if the water company is all set? Mr. Ussery indicated they have a letter from the water company; its a "will serve" letter. Town Planner Whitten noted FOR THE RECORD the letter from Connecticut Water Company is dated 6/14/2005.

Commissioner Gowdy questioned if it will be done in one shot, or phases? Mr. Reveruzzi suggested the site work will be done in one phase; the development of the project will be dictated by the market. He cited his experience with Hillside Farms. Mr. Reveruzzi noted they need to go back and do the final road cap on Hillside Farms Road; in this project they will bring it up to the binder course. Commissioner Guiliano questioned that if that phase is completed why not bring it up to the final course? Mr. Ussery suggested that process is typical of every residential subdivision. Mr. Reveruzzi noted that in the other development they put the curbs in and they lost most of them because of the construction that went on later; they need to go back and replace them. This is a \$385,000 bond.

Vice Chairman Filipone questioned if street trees and lighting had been considered? Town Planner Whitten indicated they have been adequately addressed.

Commissioner Ouellette indicated that he wanted the other members to recognize that Farm Road will be a town road; it's steep; there is a 8% grade and it goes into a sharp curve. There is no landing area at Depot Street. Mr. Ussery suggested that Town Engineer Norton had reviewed the plans and doesn't feel 8% is that steep. Commissioner Ouellette suggested not in a sort distance; he is concerned about the length of the curve. You have two units in close proximity. Mr. Ussery suggested they have a flat linear curve going into that; he doesn't feel it's that steep.

He noted the subdivision regulations in Ellington allow a 14% grade. Commissioner Ouellette indicated it wasn't really the steepness, but it's going right into a curve at the unit. It's a downhill grade going into a curve.

Vice Chairman Filipone questioned the status of the Wetlands review? Town Planner Whitten noted the Wetlands Commission reviewed and approved the Application.

Commissioner Guiliano indicated he is still pondering the 50% Open Space as Mr. Ussery reads it. That's not the way the Commission posed this when drafting the regulations; what's the incentive to allow cluster housing without giving back a large portion of land? That was the reason for allowing this. Mr. Ussery suggested it doesn't read that way; the regulation is flawed. If they gave 50% for open space they couldn't come near the 5 units/acre. Commissioner Guiliano suggested the Commission didn't do this regulation to allow you to put 40+ dwellings and not have a land buffer. What's the incentive to the town - to get more houses? Mr. Ussery reiterated that it's the way it reads and has been approved in the past.

Commissioner Gowdy felt it makes sense in a residential subdivision, but this is Active Adult Housing. Commissioner Guiliano suggested the incentive was to have a big buffer of land so you could get away from the normal regulations and let the developer use a small part of the property and yet it would look like farmland without looking like a block of houses. What is the Town getting back? No buffer, they are just getting a ton of houses in a small space. He felt it would be better to go back to the normal regulations.

Commissioner Gowdy felt the Commission, when considering the concept of AAH, thought of no children. People want to be clustered together. Commissioner Saunders and Commissioner Gowdy felt the Town was getting the tax dollars but not the school population. Commissioner Guiliano noted the Town is not getting the character of the neighborhood; they are just packing in houses. There is no Open Space; who cares about a circle in the middle of the development? Commissioner Ouellette questioned Commissioner Guiliano if he would feel better without the single family development on the side? Commissioner Guiliano suggested he wasn't talking about any specific project, it's the concept in general. Commissioner Saunders felt the Commission should talk about it. Commissioner Guiliano suggested he knew the Commission didn't want to calculate people's lawns as open space. Vice Chairman Filipone noted that no matter how the Commission writes the regulations it can be interpreted differently. He questioned Town Planner Whitten how she would interpret this?

Town Planner Whitten indicated she had the same argument as Commissioner Guiliano; they wouldn't have put the Open Space Regulation at 50% if they wanted it dispersed throughout the project. But in talking to Mr. Ussery if you took this and cut it by 50% and tried to get the density with 18' spacing you probably couldn't get it in. She felt it was the intent to have the Open Space as a blob. Commissioner Guiliano suggested the purpose of having the houses closer together was to have a buffer around it to make it rural. Town Planner Whitten indicated she felt the same but that sentence is confusing; she didn't feel the Open Space was to be dispersed throughout the project. Commissioner Gowdy suggested taking out Lot #8 and making it larger. Mr. Ussery suggested that in looking at the Open Space component he felt it should be centrally located so everyone could benefit from it. Commissioner Gowdy questioned what's the difference in this location if you took out Lot 8? Mr. Ussery indicated 700'.

MOTION: To TAKE A FIVE MINUTE BREAK.

Gowdy moved/Saunders seconded/VOTE: In Favor: Unanimous

The Commission RECESSED at 9:07 P. M. and RECONVENED at 9:18 P. M.

Commissioner Guiliano resumed discussion, noting the Commission didn't write the regulation to load a parcel of land, and to count front and back yards as Open Space. Vice Chairman Filipone agreed, but suggested everyone interprets it differently. Commissioner Guiliano suggested he didn't understand why one application gives the 50% and another application comes in and loads up the land and gives the Town nothing. Which way are we going, gentlemen; do you want something like this with no Open Space or something like we intended? Commissioner Gowdy would like to pursue Lot 8; would you then be happy? Commissioner Guiliano suggested he's not the one that needs to be happy; he felt there is a regulation to be met. He felt the Commission doesn't have to continue to make mistakes if they made them the first time.

Commissioner Gowdy questioned how big Lot 8 was? Mr. Ussery suggested 5.3 acres, noting the Conservation Commission did put Conservation Easements on Lots 6, 7, and 8. Mr. Ussery felt the Application meets the regulations and they have tried to work with staff to make something centrally located. He felt the regulation is clear to distributed the Open Space evenly.

Vice Chairman Filipone queried the audience for comments; no one requested to speak.

Commissioner Guiliano suggested he couldn't believe that you would think the Commission would write a regulation so you could load it up and give no Open Space, except for a fountain in the middle. He can't believe the Commission can approve one development with Open Space the way he interprets the regulations, and then allow this and only get a fountain. Town Planner Whitten felt the intent was to get 50% Open Space but it's that sentence that allows the distribution evenly. Commissioner Guiliano questioned how you can have 50% Open Space; it can't be the 18' between the houses. Town Planner Whitten questioned if the steep slopes were deducted? Mr. Ussery suggested it's part of the residential subdivision, and is based on 14.1 acres; there should be 7 acres of Open Space. Town Planner Whitten questioned how it was calculated? Mr. Ussery suggested it's 70% green area. Town Planner Whitten questioned if it includes their impervious area? Mr. Ussery replied affirmatively. He suggested they could incorporate one residential lot and make Lot 8 smaller, and take the extra land and make it part of Lot 9, and then give 6 acres of Open Space. Commissioner Guiliano suggested it would be something. Commissioner Gowdy felt it would make him happier. Mr. Ussery questioned who would own this Open space, the association or the Town; some of the area will incorporate some of the drainage. Commissioner Gowdy suggested why not make it part of the common community? Mr. Ussery noted he had had the same discussion in Ellington; there are people who feel as you do and the developer is building for what the people want. Commissioner Guiliano suggested then they want a basic subdivision. Mr. Ussery indicated they want the subdivision without the maintenance. Commissioner Gowdy questioned doesn't the development next door contradict what you said? Mr. Ussery suggested they want a little more

green space next to their units. Commissioner Gowdy questioned if that's what they say or what you say? Mr. Ussery noted Strawberry farms was pricey, but not detached; people don't want to buy something with someone on the other side of the wall. Mr. Ussery noted Mr. Reveruzzi couldn't sell the duplex units. Town Planner Whitten noted that the Planning community is trying to push for the smart growth and the people want this; she noted she had been to a seminar and they are trying to get a happy median and it's not working.

MOTION: To TABLE the Application of Housing, LTD LLC for a 10-lot subdivision (Meadow Farms) located at 93 Depot Street (including 9 single-family homes and a 44-unit Active Adult Housing complex). Property is owned by Barbara T. Hambach, Trust. [R-2 Zone; Map 20, Block 53, Lot 14] AND, CONTINUED HEARING: Housing, LTD LLC for Site Plan Approval/Special Use Permit for 44-unit Active Adult Housing complex (Meadow Farms) located at 93 Depot Street, owned by Barbara T. Hambach, Trust. [R-2 Zone; Map 20, Block 53, Lot 14]. until the Commission's regularly scheduled meeting on June 28, 2005 at 7:30 P. M. in the Town Meeting Room, 11 Rye Street, Broad Brook, CT.

Gowdy moved/Saunders seconded/VOTE: In Favor: Unanimous

LET THE RECORD SHOW Commissioner Guiliano returned to the Chair of the Meeting.

NEW HEARING: Plantation Properties, LLC - Zone Change from A-1 to M-1 for a 0.7 acre portion of property located at 47 Plantation Road. [Map 40, Block 49, Lot 7A]. (Deadline to close hearing 7/19/05):

Chairman Guiliano read the Hearing description. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, Inc. representing Dean Rasmussen; Mr. Rasmussen was also present.

Mr. Ussery noted this proposal is for a Zone Change from A-1 to M-1 for a portion of the parcel on the northside of Plantation Road east of Rye Street. Mr. Rasmussen purchased the property 10 years ago as rental space; he built a new building in the back. The zone line goes through the property rather than along the property line. They are asking for a Zone Change to rezone .7 acres on the westerly side of the piece M-1. It includes a small commercial building on the northwest corner which has been used for commercial business for years. Mr. Rasmussen noted that within the M-1 Zone is a 4,000 square foot building and the tenant would like to expand the building but the A-1 Zone has limited parking, etc. He is not planning to build on the A-1 area, but this is a housekeeping issue. This Zone Change would allow more parking area; egress for the trucks is through the A-1 Zone. Mr. Rasmussen noted the tenant came with the building.

Town Planner Whitten noted she has no problems with the proposal; it meets the recommendations of the Plan of Development (POD), which shows that this parcel should be al M-1 industrial rather than agricultural. Commissioner Kehoe suggested he has no problems with the proposal; it seems logical. Town Planner Whitten noted receipt of a phone call from Jack Bond, 42 Plantation Road; Mr. Bond lives across the street and has no opposition. Mr.

Rasmussen suggested Mr. Bond runs the tobacco operation. Commissioner Filipone indicated that if the figures .7 and .3 acres is accurate he has no problem with the proposal.

Chairman Guiliano queried the audience for comments; no one requested to speak.

**MOTION:** To CLOSE the Public Hearing on the Application Plantation Properties, LLC for a Zone Change from A-1 to M-1 for a 0.7 acre portion of property located at 47 Plantation Road. [Map 40, Block 49, Lot 7A].

Filipone moved/Kehoe seconded/VOTE: In Favor: Unanimous

**MOTION TO APPROVE** the petition for a zoning map amendment/zone change requested by Plantation Properties, LLC. Said change would rezone a 0.7 acre portion of property known as Assessors Map No. 40, Block 49, Lot 7A from an A-1 zone to a M-1 zone. This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:

Referenced Plans:

- Sheet 1 of 1: Zone Change Map A-1 to M-1 Zone, Plantation Road, East Windsor, CT property of Plantation Properties, LLC P.O. Box 542, Broad Brook CT, Map 40 Blk 49 Lot 7A prepared by J.R. Russo & Assoc. 1 Shoham Rd., East Windsor, CT 06088, 860/623-0569, 860/623-2485, scale 1" = 100", prepared 5/5/05/

Conditions

1. This approval does not constitute approval of a site development plan or permit for any construction or use of the subject parcel.
2. One mylar and one paper copy of the approved zone change map must be delivered to the Planning and Zoning Department to be signed by the Chairman and one member of the Planning and Zoning Commission. The mylar shall be returned to the applicant for recording on the Town of East Windsor Land Records, while the paper copy shall be placed in the permanent file in the Planning Office.
3. A copy of this motion shall be recorded on the Town of East Windsor Land Records.

Filipone moved/Kehoe seconded/VOTE: In Favor: Unanimous

**NEW BUSINESS:** BT Properties, LLC - Site Plan Approval to allow the construction of a 10, 112 square foot commercial building with associated parking and storage for Beebe Landscaping business, for property located at Newberry and Winkler Roads, owned by George W. Bardaglio. [M-1 Zone; Map 15, Block 19, Lot 15. (Deadline for decision 7/14/05):

Chairman Guiliano read the description of the item of business. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates; Robert Thomas and Rick Beebe of B.T. Properties and Beebe Landscaping.

Mr. Ussery described the property as being located on the southwest corner of Newberry and Winkler Roads. The parcel contains 30.7 acres which runs from Winkler westerly to Newberry - around Scorpion Fastners - to the west side of the property. Mr. Ussery noted this Application remains pending with the Wetlands Commission; 14 acres of the property comprises wetlands. The Applicants would like to relocate their business from the corner of Route 5 and Newberry Road. They are proposing a 10,000+/- square foot building near the southeast corner; associated parking and a storage area for planting stock would be located to the rear of the property.

Mr. Ussery noted they have been before the Zoning Board of Appeals (ZBA) for relief of the 100' buffer required between residential properties to the east on Winkler Road and an industrial property; the request was to reduce the buffer from 100' to 70' with the hardship being that the area is wetlands. The most useable land is in the front of the parcel. ZBA had concerns and put stipulations on the approval that nothing but passenger traffic and office staff enter on the Winkler Road entrance; signage must be installed to direct truck traffic to the Newberry Road entrance only. Mr. Ussery suggested the Application meets the use requirements as this business is landscape design/landscaping installation. Mr. Ussery submitted a planting design sheet, noting the business will not be retail; they have a satellite area to keep equipment, top soil, mulch, stone, and planting materials. Mr. Beebe indicated this won't be a retail business; Mr. Ussery suggested the developer would come to them. Chairman Guiliano suggested this would be a landscape contractor; Mr. Ussery concurred.

Commissioner Filipone questioned what type of building would be constructed? Mr. Beebe indicated it would be a Butler style building. Mr. Ussery noted that the land drops off so the building will be lower than the road but there will be a fair amount of shrubbery around the building. Chairman Guiliano questioned if the front of the building will have a Winkler Road or Newberry Road address? Town Planner Whitten suggested she felt it should be Winkler Road because that's where the office is located; Chairman Guiliano suggested it should be Newberry Road so the truck traffic will head to Newberry Road. Commissioner Filipone questioned if the woods would remain on the property; Mr. Ussery replied affirmatively.

Commissioner Filipone questioned what type lighting would they have? Mr. Ussery noted there would be some lighting on the building. Commissioner Filipone questioned if there would be light leaving the property? Mr. Ussery suggested the lighting would be within building mounts and would be shielded down lighting. Commissioner Filipone and Chairman Guiliano questioned if there would be lighting in back; Mr. Ussery replied negatively, noting there will be gates at both driveways.

Commissioner Ouellette noted the driveway Newberry Road is located 100' from the intersection; could you move it towards the west? Mr. Ussery suggested they probably could move it back some; they are trying to keep out of the wetlands. Commissioner Ouellette suggested if two cars stop at the stop line you won't be able to get out. Commissioner Kehoe questioned what about trailers trying to get in or out? Chairman Guiliano noted Town Engineer Norton's comments of 6/1/2005 suggesting that one entrance be specified as a contractor's entrance to minimize impact on Town roads. Mr. Ussery suggested they have no problem with that suggestion.



Town Planner Whitten noted this Application is still at the Wetlands Commission; she has not reviewed the plans in detail but the Applicants wanted to come through to get preliminary comments from the Commission. Chairman Guiliano suggested he would like to see the following: 1) architectural drawings, 2) he would like them to slide the driveway over, 3) he would like the address to be Newberry Road, and he would like to see Town Engineer Norton's comments addressed.

Commissioner Ouellette noted the lighting plan indicates there would be lighting towards the back and is it for security reasons? Mr. Ussery replied affirmatively. Chairman Guiliano questioned if they will be on at night? Mr. Beebe replied negatively.

Commissioner Filipone questioned if they will have vehicle parking? Mr. Ussery replied affirmatively. Commissioner Filipone questioned if they would be working on the vehicles at night? Mr. Beebe replied negatively. Town Planner Whitten questioned the hours of operation? Mr. Beebe replied 7:00 or 7:30 A. M. to 5:00 P. M., Saturday also. Commissioner Gowdy questioned if they did snow plowing? Mr. Beebe replied affirmatively. Chairman Guiliano noted they could be grabbing the plows at 2 in the morning for snow plowing; he would suggest they use the Newberry Road entrance to avoid complaints. Commissioner Gowdy indicated he would suggest hours of operation of 7:00 a. M. to 7:00 P. M. Chairman Guiliano questioned the hours of operation for other businesses in the area? Commissioner Ouellette noted the Commission had just approved an Active Adult Housing complex across the street. Town Planner Whitten questioned the snow plowing? Mr. Thomas suggested it's mostly off site, although they might do some training at this location.

Commissioner Filipone questioned what color the building would be?

MOTION: To TABLE the Application of BT Properties, LLC - Site Plan Approval to allow the construction of a 10, 112 square foot commercial building with associated parking and storage for Beebe Landscaping business, for property located at Newberry and Winkler Roads, owned by George W. Bardaglio. [M-1 Zone; Map 15, Block 19, Lot 15 until the Commission's regularly scheduled meeting on June 28, 2005 at 7:30 P. M. in the Town Meeting Room, 11 Rye Street, Broad Brook, CT. Hall

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

MOTION: To GO OUT OF ORDER and take the Application for the Town of East Windsor for a salt shack before the Application for Stace Welding.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

NEW BUSINESS: East Windsor Public Works - Site Plan Approval for the construction of a salt shed for the East Windsor Public Works facility at 6 Woolam road. [A-1 Zone; Map 34, Block 34, Lot 1]:

Chairman Guiliano read the description of this item of business. Appearing to discuss this Application was Town Engineer Len Norton.

Town Engineer Norton noted the DEP has been mandating the construction of a sand structure to store road salt, they now have only a small one that stores about 200 ton but have to refill it after nearly every storm. They are proposing construction of an 82' diameter dome type structure which would consist of an 8' concrete wall with a wood dome; the building could store 3,000 yards of salt which would enable them to order salt only once a year. Town Engineer Norton noted they have received Wetlands approval, and they have received a variance from the ZBA regarding the height of the building. The funding for this structure has been building up in the Capital Improvement Fund for years; they now approximately \$22,000 to \$24,000. The building would be put out to bid.

Commissioner Kehoe questioned if there is any collection system for spills? Town Engineer Norton noted the only way in is a door in the back; he doesn't anticipate any problems. They mix the salt on a spot nearby presently.

Commissioner Ouellette questioned if there would be any lights inside the building? Town Engineer Norton indicated he didn't know but felt they would be needed to work inside so they will run power to it.

Commissioner Saunders questioned that the stockpile is for sand? Town Engineer Norton noted there will be a temporary area during construction.

Commissioner Filipone requested a review of the Site Plan for landscaping details, etc.

Town Planner Whitten noted this Application requires an 8-24 referral because it's a municipal improvement.

**MOTION TO RECOMMEND APPROVAL** of the municipal improvement of a Salt shed to be located at 6 Woolam Road to the East Windsor Board of Selectmen in accordance with Connecticut General Statute 8-24.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

**MOTION TO APPROVE** the Application of the Town of East Windsor Site Plan Approval for a 5,280 square foot Salt Shed at 6 Woolam Road, on property zoned A-1, as shown on Assessor's Map 34, Block 34, Lot 1. This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions)

Referenced Plans:

\* Sheet 1 of 1 - Cover Sheet - "Topographic Survey prepared for East Windsor, 6 Woolam Road, East Windsor, CT Map 34, Blk 34, Lot 1 Zone A-1 prepared by Gary B. LeClair, LLC, LS, 55 Gaylord Road, Windsor Locks, CT 06096, 860/627-8200, 1"=40' dated 2/20/04.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

NEW BUSINESS: Stace Welding - Administrative Site Plan Review to allow the construction of a 13.5' x 32' storage addition to a commercial building located at 100 Newberry Road. [M-1 Zone; Map 15, Block 19, Lot 13]:

MOTION TO grant the Town Planner authorization to perform an Administrative Site Plan Review for the Application of Stace Welding for a 432 square foot building at 100 Newberry Road, East Windsor, Connecticut, presently zoned M-1 as shown on Assessors' Map 15, Block 19, Lots 13. This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:

1. That all non-conforming vehicles, steel and/or debris be removed from the site, or stored in the new facility.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

INFORMAL DISCUSSION: 44 South Main Street (Rear) - Possible Elderly Housing:

Chairman Guiliano read the description of the item of business. Appearing to discuss this concept was David Erlandson of Megson & Heagle, Ray Jefferson - architect. Mr. Erlandson noted they are representing Rajean Realty, who have developed a portion of Scantic Glen.

Mr. Erlandson advised the Commission they are looking for feedback on this proposal for 44 South Main Street; the site is behind Riverview Plaza and is the portion of the property that runs to the bank of the Connecticut River. To the north and across the street is Pasco Plaza; Wolcott Landing condominiums is to the north. This property is zoned B-2 to the slope and beyond that it's A-1. The entire parcel contains 14.5 acres; of that 6.5 acres is developable land; portions of the parcel contains steep slopes in excess of 15% or flood plain. The site is served by sewer and water.

Mr. Erlandson noted they are proposing elderly housing for persons 62 or older. The current Meadowview Plaza currently has several vacant units; if the elderly housing were constructed to the rear it might help the plaza. This parcel is one parcel removed from the TZ-5 Zone.

Chairman Guiliano questioned if these would be apartments or condominiums? Mr. Erlandson replied they would be rental apartments for the elderly; they would have to come through as a Special Permit under the Special Development District.

Mr. Jefferson reported the proposed complex would be U-shaped buildings; all units would be handicapped accessible. The parcel experiences a grade change from the northwest to the south; they are proposing to cut the area near the steep slopes and then fill up the hill part to create bi-level access. The design is similar to Berry Patch in South Windsor. The funding for the project would be through CHEFA; tax credits are also provided for the developer. Mr. Jefferson indicated the age of the occupants is for 62 and older, however the average age is 70. Mr.

Jefferson suggested 60 to 80% of the units would be affordable within the town's income level. There is good circulation within the site; 1.25 parking spaces/unit would be provided.

Mr. Jefferson noted the units would be 700 to 900 square feet/apartment; the complex would contain a total of 66 units. The price of the units is anticipated to be \$790 to \$900/month.

MOTION: To EXTEND THE MEETING until 11 o'clock.

Filipone moved/Saunders seconded/VOTE: In Favor: Unanimous

Chairman Guiliano questioned how the financing works? Mr. Jefferson indicated this is affordable housing. Chairman Guiliano questioned if CHEFA gives tax credits? Mr. Jefferson suggested the tax credits are given to the developer, and CHEFA also oversees the development. There are ranges of income for affordable housing.

Commissioner Ouellette questioned the land use to the north? Mr. Jefferson reported it's a condominium complex; these would be rental. Commissioner Ouellette noted that across the street is a rental complex; these would fit in with the scheme.

Chairman Guiliano reported he would like more information on other projects. Mr. Jefferson suggested Berry Patch II and Watson Farm, Orchard Ridge in Berlin.

Chairman Guiliano noted that exiting the existing driveway and heading north is very difficult. Commissioner Ouellette suggested based on the number of units it would require a traffic light. Commissioner Gowdy indicated he liked the concept. Chairman Guiliano suggested East Windsor is way above the required number of affordable units. Commissioner Gowdy suggested there would be no kids in school. Chairman Guiliano and Commissioner Filipone both cited concern for maintenance after development.

MOTION: To GO INTO EXECUTIVE SESSION to discuss pending litigation at 10:55 P. M., attending the Executive Session were Chairman Guiliano, Commissioners Filipone, Gowdy, Kehoe, Ouellette, and Saunders, and Town Planner Whitten.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

MOTION: To COME OUT OF EXECUTIVE SESSION at 11:05 P. M., no votes taken.

Gowdy moved/Filipone seconded/VOTE: In Favor: Unanimous

The Meeting was ADJOURNED at 11:05 P. M.